



PROPOSED 2007 ZONING CHANGES

Article 27 : Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Town Zoning Ordinance as follows: **Rezone Lot 6-66-1 Route 101 from RESIDENTIAL / RURAL to LIMITED COMMERCIAL.**

This is a change to reflect the actual use at this site and allows use changes to be made without going to the Zoning Board of Adjustment for a Variance.

Article 28 : Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Town Zoning Ordinance as follows: **Add to the Amherst Zoning Ordinance Art. III, a new Sec. 3-19: PHASING.**

This allows the Planning Board to continue to control growth and be in compliance with the current state laws.

Article 29 : Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Town Zoning Ordinance as follows: **Revise the Amherst Zoning Ordinance Art. IV, Sec. 4-10 FLOOD PLAIN CONSERVATION DISTRICT:** (3-10-70) (3-11-97)

This is a minor revision of this Ordinance to have it comply with the FEMA requirements and allow the Town to continue within the FEMA Flood insurance program. In addition the flood maps have been modernized.

Article 30 : Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Town Zoning Ordinance as follows: **Revise the Amherst Zoning Ordinance Art III, Sec. 3-4 SIGNS:** (3-12-91)

These are minor changes to add additional clarity to the Sign Ordinance.

Article 31 : Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Town Zoning Ordinance as follows: **Add to the Amherst Zoning Ordinance Art. IV, Sec. 4-11 WETLANDS CONSERVATION DISTRICT, Para. B Special Provisions, a new line 11:**

11. In order to define the edges of the naturally vegetated buffers, a disk (or other small, durable sign) shall be placed and maintained on such edges, at reasonable intervals of no more than 50 feet apart, which states: ENTERING WETLAND BUFFER – Do Not Disturb Beyond This Point.

This revision requires developers to add small durable signs delineating the edge of the wetland buffer zones for subdivisions and site plans.

Article 32 : Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board for the Town Zoning Ordinance as follows: **Add to the Amherst Zoning Ordinance Art. V, Sec. 5-2 Standards Applicable To All Special Exceptions, A. Conditions for Special Exceptions, Para. 1:**

That the property in question is in conformance with the dimensional requirements of the zone; and that the minimum lot area shall contain no wetland as defined in Art. IV, Sec. 4-11; no flood plain as defined in Art. IV, Sec. 4-10; and no slopes greater than 20%; and that the use is compatible with the Amherst Master Plan.

This adds additional restrictions for minimum lot area relative to Special Exceptions.

Article 33 : Are you in favor of the adoption of Amendment No. 7 as proposed by the Planning Board for the Town Zoning Ordinance as follows: **Add to the Amherst Zoning Ordinance Art. IV, Sec. 4-3 Residential / Rural Zone, C. Yard Requirements, Para. 5:**

No new principal structure shall be constructed to a height greater than thirty-five (35) feet exclusive of chimneys or cupolas, measured from the lowest average adjacent exterior elevation. No new structure, or addition to an existing structure that increases the total area of the structure, shall have a floor area ratio greater than 15%. The aggregate floor area ratio shall be no greater than 15%. (3.6.04)

This adds additional restrictions for minimum lot area relative to Special Exceptions.